THIS INSTRUMENT PREPARED BY:

M2L Law Group, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 264929 DEEDQC
07/31/2019 04:00:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190731-0075693

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
JRG Properties, LLC 104 East Park Drive #300 Brentwood, TN 37027	New Owner	104-06-0-348.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **William Greenleaf, married***, by these presents do hereby quitclaim and convey unto **JRG Properties, LLC, a Tennessee Limited Liability Company,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land located in Nashville, Davidson County, Tennessee said land being part of Lot 11, Block "2", Fairfax Place described according to a survey dated 1-22-13 by Campbell, McRae & Associates, surveying, Inc. (John Hood TN. R.L.S. #1838) as follows:

Beginning at an iron rod (New) on the Easterly margin of 32nd Avenue South, said rod being the Southwest corner of Lot 10, Block 2 of Fairfax Place (Book 547, Pages 137 & 138 Register Office Davidson County, Tennessee) owned by Quentin Eichbaum and Daniela Popa (Instrument No. 20110603-0042523 Register's Office Davidson County, Tennessee) and the Northwest corner of Lot 11, Block 2 of said Fairfax Place; thence with the Southerly line of said Lot 10, Block 2, South 76 degrees 29' 08" East 104.66 feet to an iron rod (New) at the Northwest corner of the Charles W. Hewgley, IV Land (Book 11552, Page 704 Register's Office Davidson County, Tennessee); thence with said Hewgley South 16 degrees 21' 42" West 78.48 feet to an iron rod (New) on the common line between said Lot 11 and of Lot 12, Block "2" of said Fairfax Place; thence with said common line North 76 degrees 29' 08" West 100.05 feet to an iron rod (New) on said Easterly margin of 32nd Avenue South; thence with said Easterly margin with a curve to the left that has a radius of 426.08 feet a chord bearing and distance of North 12 degrees 59' 49" East 78.38 feet to an arc length of 78.38 feet to the Point of Beginning the described land containing 7927.96 sq. ft. or 0.18 acres more or less.

Being the same property conveyed to William Greenleaf by Quitclaim Deed from JRG Properties, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20170609-0058213 in the Register's Office for Davidson County, Tennessee, dated June 5, 2017, and recorded June 9, 2017.

This is improved property also known as 506 32nd Avenue South Nashville, TN 37212.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
31 day of July, 2019.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31 day of July, 2019.

William Greenleaf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Greenleaf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 31st day of July, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021